

Case Officer: John Gale

Recommendation: Approval

Applicant: Mr James Tuthill

Proposal: Discharge of Condition 3 (roof ventilation method) of 19/01091/LB

Expiry Date: 24 April 2020

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site is a Grade II listed former malthouse located on the corner of St Johns Road and Calthorpe Road to the south of Banbury town centre. It is also located within Banbury Conservation Area – Calthorpe Character Area and within the setting of numerous listed buildings including the terrace properties to the south of the site on Calthorpe Road.
- 1.2. The property constructed of brick with a symmetrical frontage consisting of sash windows and stone and stucco detailing giving a grand appearance. It has the appearance of a two-storey building from St Johns Road. The building was originally used as a maltings but has had a series of uses since then with its authorised use currently as a B1 Office use. The building is currently vacant and the previous suspended ceiling has recently been stripped out. Works have begun to bring the building into use as an office.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The applicant is seeking to discharge Condition 3 (roof ventilation method) of 19/01091/LB: -

Prior to installation of any roof vent, full details of the roof ventilation method shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details. Reason - To ensure that the completed development is in keeping with and conserves the special character of the existing historic building and to comply with Policy ESD 15 of the Cherwell Local plan 2011-2031 Part 1, saved Policy C18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:

Application: 19/01091/LB	Application	7 August 2019
	Permitted	

Installation of insulation, ventilation slates and flat roof vents to existing roof

4. RESPONSE TO PUBLICITY

4.1 This application has been publicised by way of a site notice displayed near the site and by advertisement in the local newspaper, and by letters sent to all properties immediately adjoining the application site that the Council has been able to identify from its records. The final date for comments was **9 April 2020**, although comments received after this date and before finalising this report have also been taken into account.

4.2 No comments have been raised by third parties

5. RESPONSE TO CONSULTATION

5.1. CDC CONSERVATION: no objection to discharge of condition. *The tile vents are considered suitable for roof ventilation.*

6. APPRAISAL

6.1. A short method statement with pictures has been supplied. The applicant has proposed the use of a vent that would be hidden within the roof slates – in order to discretely add a passive ventilation system to the building.

6.2. It is considered this method would help maintain the condition of the building for future generations whilst impacting as little as possible on the character and fabric of the building.

6.3. The conservation officer has accepted the submission and has not objected or asked for further information.

7. RECOMMENDATION

That Planning Condition(s) 3 of 19/01091/F be discharged based upon the following;

Condition 3

In accordance with UB11 Vepac Slate Vent and details within the Roof Vent Method Statement supplied with the application.

Case Officer: John Gale

DATE: 22 April 2020

Checked By: Paul Ihringer

DATE: 24/4/20
